

By: Rodríguez

S.B. No. 1596

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to a study regarding the feasibility of creating a  
3 mechanism by which a governmental entity could acquire small  
4 parcels of real property in an area and convey them to a developer  
5 in order to ensure the property is developed in compliance with  
6 model subdivision rules.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

8 SECTION 1. (a) The General Land Office, in cooperation  
9 with the secretary of state, the commissioners court of the county,  
10 and the colonia ombudsperson in the county, if applicable, shall  
11 conduct a study of the feasibility of establishing a mechanism by  
12 which a governmental entity could:

13 (1) acquire contiguous small parcels of real property  
14 that:

15 (A) have nominal value; and

16 (B) are located in a county that has a population  
17 of more than 800,000 and is located on the international border;

18 (2) combine the properties in a manner that makes the  
19 properties marketable for development; and

20 (3) convey the properties for development in a manner  
21 that complies with standards prescribed by model subdivision rules  
22 adopted under Section [16.343](#), Water Code.

23 (b) The study conducted under this section must:

24 (1) establish methods for identifying property that is

1 suitable for acquisition;

2 (2) establish methods for identifying owners of  
3 property that is considered suitable for acquisition;

4 (3) establish methods for notifying the owners of the  
5 owners' tax obligations;

6 (4) identify appropriate methods of acquiring,  
7 holding title to, and conveying the property and include an  
8 analysis of the appropriateness of acquiring the property through  
9 the use of a land trust, land bank, or other mechanism;

10 (5) identify appropriate methods of compensating the  
11 owners of the property acquired;

12 (6) identify any appropriate land use or development  
13 requirements or restrictions for the property; and

14 (7) identify any legislative action necessary to  
15 facilitate the establishment of a mechanism described by this  
16 section.

17 (c) In assessing the feasibility of using a land bank to  
18 acquire, hold title to, and convey property under Subsection (b) of  
19 this section, the study must:

20 (1) determine the legality of an economic development  
21 corporation participating in a land bank;

22 (2) address the feasibility of expediting the process  
23 for a land bank to purchase properties on which the taxes are  
24 delinquent; and

25 (3) identify an appropriate state agency capable of  
26 providing administrative or personnel assistance to a governmental  
27 entity attempting to:

1           (A) identify owners of property that is  
2 considered suitable for acquisition by a land bank and notify those  
3 owners of the owners' tax obligations;

4           (B) combine properties in a manner that makes the  
5 properties marketable for development; and

6           (C) convey the properties for development in a  
7 manner that complies with standards prescribed by model subdivision  
8 rules adopted under Section [16.343](#), Water Code.

9           (d) Not later than December 1, 2018, the General Land Office  
10 shall provide to the legislature a report containing the results of  
11 the study conducted under this section.

12           SECTION 2. This Act takes effect immediately if it receives  
13 a vote of two-thirds of all the members elected to each house, as  
14 provided by Section [39](#), Article III, Texas Constitution. If this  
15 Act does not receive the vote necessary for immediate effect, this  
16 Act takes effect September 1, 2017.